

## **NOTICE OF PREPARATION**

### **FORT ORD DUNES STATE PARK**

#### **GENERAL PLAN DRAFT ENVIRONMENTAL IMPACT REPORT**

The California Department of Parks and Recreation is preparing a Draft Environmental Impact Report (EIR) for the General Plan for the future Fort Ord Dunes State Park. The Department of Parks and Recreation is the lead agency pursuant to the California Environmental Quality Act and pursuant to Section 15082 (CCR) of the State EIR guidelines and has prepared the Notice of Preparation. Your agency's comments are requested in connection with the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project location, description, possible environmental impacts, and map are attached.

Your response must be sent to the address below not later than thirty (30) days after the receipt of this notice. We would appreciate the name of a contact person in your agency. If you have any questions, please call Jason Spann at (916) 445-8907.

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## NOTICE OF PREPARATION

The California Department of Parks and Recreation is the Lead Agency under the requirements of the California Environmental Quality Act and is considering the preparation of a program level (first tier) environmental document for the project identified below.

### PROJECT TITLE:

Fort Ord Dunes State Park General Plan/Draft Environmental Impact Report

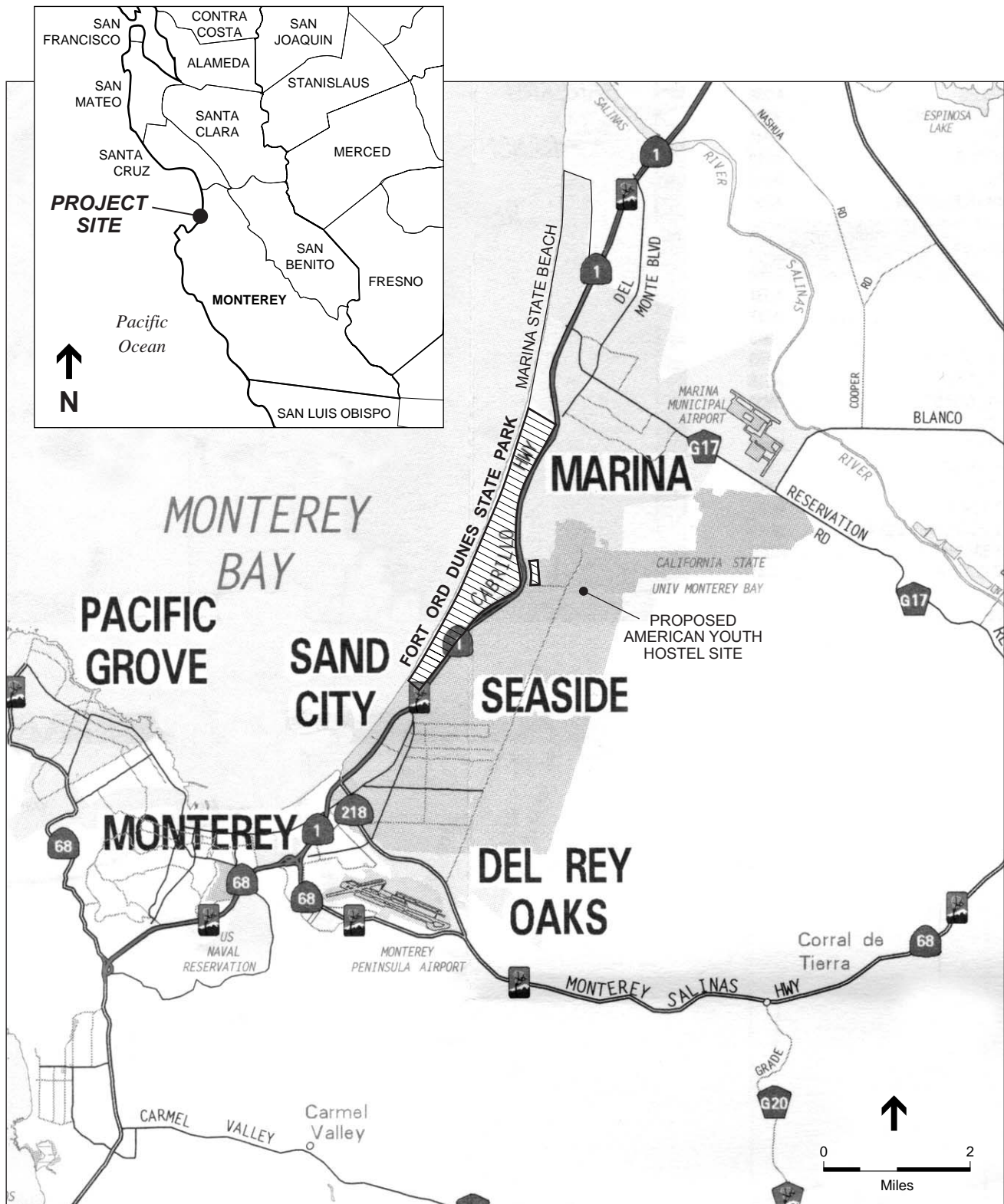
### PROJECT LOCATION:

Fort Ord Dunes consists of approximately 886 acres of proposed parkland located in Monterey County, including 4 miles of ocean beach (see Figures 1 and 2). The property is bordered on the west by the Pacific Ocean, on the south by the City of Sand City, on the east by State Route (SR) 1, and on the north by the City of Marina. Fort Ord Dunes is also located adjacent to Marina State Beach to the north. The property includes 11 acres east of SR 1.

The Fort Ord Dunes property is dominated by a continuous coastal sand dune formation that rises steeply to block ocean views from most of SR 1. The property includes the remnants of fifteen small arms firing ranges, the former Fort Ord ammunition storage area consisting of twelve bunkers, a railroad loading dock, and other military era structures, including Stilwell Hall and a sewage treatment plant (not in use). Stilwell Hall is a 51,822 square foot building completed in 1943 that has served as a Soldier's Club and a Non-Commissioned Officer's Club, in addition to other uses. Fort Ord Dunes also includes an internal road system and utility lines.

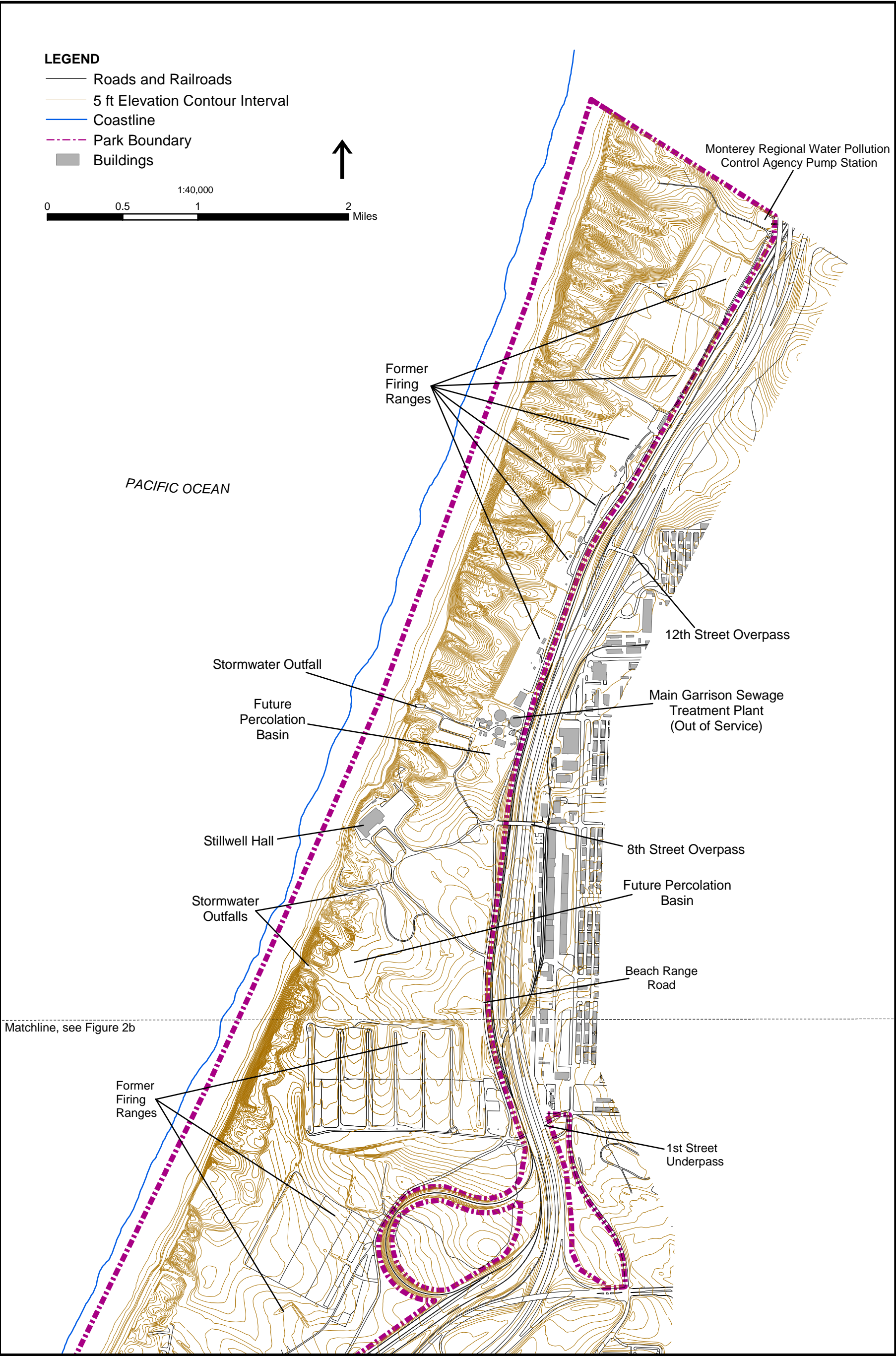
### PROJECT DESCRIPTION:

The general plan will provide a long-term outline and guidelines for future proposed facilities, land use, resource policies, management, operation, interpretation, and concession operations at the future Fort Ord Dunes State Park. Specific development proposals or management plans are not part of the general plan. The general plan/draft environmental impact report is the first tier of environmental analysis. Future implementation of general plan proposals



SOURCE: Rand McNally, Environmental Science Associates

Fort Ord / 202318 ■  
**Figure 1**  
 Project Location



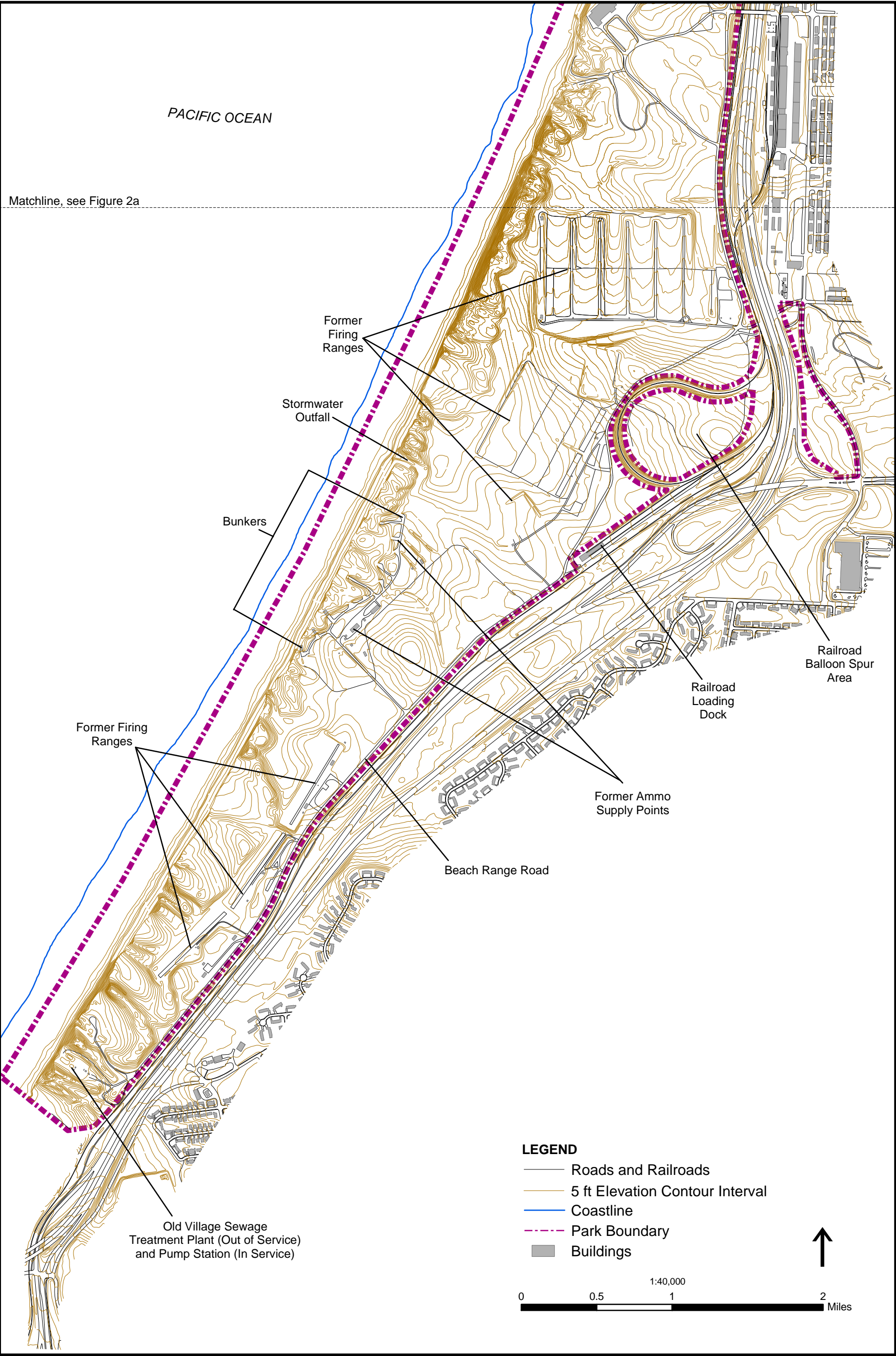
SOURCE: USACOE, 1993

Fort Ord Dunes State Park / 202318 ■

**Figure 2a**

Project Site and Existing Facilities





SOURCE: USACOE, 1993

Fort Ord Dunes State Park / 202318 ■

**Figure 2b**

Project Site and Existing Facilities

could occur in phases as funding becomes available, and these proposals will be subject to additional (tiered) environmental review.

The general plan will be based upon the future park's classification, Declaration of Purpose, and Vision, which will provide a context and direction for future park management and site specific planning and development. The plan will consider project alternatives and may recommend further studies for future development projects.

The general plan will develop park-wide goals and guidelines and could also suggest the preparation of management plans covering subjects such as natural resources and sensitive species, cultural resources, park recreation, interpretation, trails, regional influences, and carrying capacity.

The following are some of the primary planning issues anticipated in this process:

This planning effort will focus on defining the framework for resource stewardship, with sustainable public recreation and interpretation, at the future Fort Ord Dunes State Park. The Plan will also bring current resource knowledge to bear on defining the protection, preservation, and management of the future park's unique natural and cultural resources, and protect its special sense of place.

**Regional influences and parks relationship with surrounding areas.**

Opportunities exist for providing beach access, in concert with Marina State Beach to the north, and guidelines for shaping the former Fort Ord military reservation lands to better public benefit. Opportunities also exist for providing a regional trail route.

**Growing demand for recreational opportunities and visitor experiences.**

The State and the Monterey Bay Area region continue to see a growing demand for recreational opportunities. The plan will address opportunities to define the future park's framework for the stewardship of ecological, biological, and cultural resources and their interpretation to the public. In addition, opportunities exist to define the types of facilities, visitor use, and services that will be offered at the future park, while protecting natural and cultural resources.

**Visitor use impacts on resources.** The general plan will evaluate the impacts of potential development and visitor use on sensitive resources, including the dunes and sensitive habitat within.

**Preservation and restoration of sensitive biological resources within Fort Ord Dunes.** Fort Ord Dunes currently includes sensitive wildlife and plant species. Opportunities exist to enhance these habitats, restore populations, and protect these and other less sensitive species, while providing recreational

opportunities for the public. This plan could establish natural preserve areas to better protect significant resources within Fort Ord Dunes.

**Exotic plant species management.** Exotic plant species are negatively affecting the native plants, animals, and habitats of Fort Ord Dunes. Guidelines are needed for long-term management.

**Transportation, circulation, and parking.** Opportunities exist to prevent or lessen future traffic impacts, related to park entrances, circulation, and parking, on intrinsic park values. Road and trail systems could be required to meet management and recreation needs for Fort Ord Dunes.

**Park interpretive and educational resources, programs, and facilities.** Opportunities exist to define the future park's interpretive and educational programs and facilities, particularly related to the natural and cultural resources, and the Fort Ord Dunes military history.

**Employee housing.** Opportunities could exist to provide employee housing.

#### POSSIBLE ENVIRONMENTAL IMPACTS:

If the guidelines and proposals made by the general plan were implemented, there could be potential adverse impacts to soils; water resources and quality; vegetation, wildlife, and habitat; cultural resources; aesthetics resources; and traffic circulation. Potential addition of new facilities and park users could result in environmental impacts related to air quality, noise, and hazards and hazardous materials. If the guidelines and proposals made by the general plan were implemented, there could be potential adverse cumulative impacts.

#### DEPARTMENT OF PARKS AND RECREATION CONTACT PERSON:

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